



Roxbury Strategic Master Plan Oversight Committee Meeting
Monday, July 10, 2017
6:00 PM to 7:45 PM
Boston Public Library – Dudley Branch, 65 Warren Street, Roxbury

Attendees

RSMPOC Members: Dorothea Jones, Frederick Fairfield, Valeda Britton, Norman Stembridge, Charlotte Nelson, Susan Sullivan, Marzuq Muhammad

Not in Attendance: Jorge Martinez, True-See Allah, Felicia Jacques, Michael Curry, Evandro C. Carvalho, Rep. Byron Rushing (Ex-Officio), Rep. Chynah Tyler (Ex-officio), Bing Broderick, Beverly Adams, Tony Hernandez, Frank Williams, Rep. Councilor Tito Jackson (Ex-Officio), Senator Sonia Chang-Diaz (Ex-Officio)

BPDA Staff: Lara Merida, Dana Whiteside, Victoria Phillips

Link to PowerPoint: <http://www.bostonplans.org/getattachment/78e425e3-7c97-45f5-ba8f-c1a4d5f02acf>

Opening

On July 10, 2017 the Roxbury Strategic Masterplan Oversight Committee was called to order by Co-Chair Norman Stembridge. The agenda was reviewed and RSMPOC roles and responsibilities were reiterated.

Planning Update

A BPDA Staff member presented an update on the PLAN: Dudley Square process.

- The process began a year and a half ago in conjunction with the Oversight Committee. Part of the process was to begin thinking about and help make decisions about the future of public parcels.
- To successfully plan for the future of public parcels, it is critical to understand the baseline market and to determine what is feasible for the market compared to our goals, while ensuring public benefits are met. In addition, scenario development is important to understand trade-offs and development guidelines to achieve a productive, comprehensive process.

- The original 2004 Masterplan goals were assessed, with most people feeling they still align with 2017 goals.
- Parcel 10, Parcel 9, and Bartlett Place have been designated with Parcel P-3 tentatively designated; others parcels still part of public domain.
- Overview of 2017 actions: Prioritization Workshop in February, to discuss homeownership and business ownership; Housing Creation Workshop in March, to begin to identify those at risk and strategizing assistance while thinking through a range of housing choices to prevent the cliff effect; Economic Development Workshop in April, looking at education level v. employment market as well as the greater arts and entertainment; and Neighborhood Experience Workshop in June, to discuss desires for neighborhood amenities.
- Photo Campaign launching in July to help communicate the vision for the future of Dudley Square. Please consider submitting pictures that reflect happy times people have had in the neighborhood, as well as, events or places in Dudley Square, past or present, that make you smile. For more information please visit: bit.ly/PlanDudley

Questions and Comments

- No questions or comments

Development Project Update

A BPDA Economic Development Staff member, then presented the status of the following development projects:

Bartlett Place: <http://www.bostonredevelopmentauthority.org/projects/development-projects/bartlett-place>

- Bartlett place is a commercial and residential mixed use project. With approx. 54,000 sq ft of commercial and 323 residential units. The development team has completed important site work including infrastructure, foundation, environmental documents. This project has obtained a MassWorks Infrastructure Grant.

Parcel 10 - Madison Tropical: <http://www.bostonredevelopmentauthority.org/projects/development-projects/madison-tropical-parcel-10>

- Construction is underway for 2101 Washington Street and is slated to have occupancy in fall 2017. Although 2101 Washington Street is not part of parcel 10 is part of the larger parcel 10 project campus. 2085 Washington St is underway with preconstruction and marketing.

P 9 – Melnea Hotel and Residences:

<http://www.bostonredevelopmentauthority.org/projects/development-projects/melnea-hotel-and-residences>

- The project is in final designation and is moving forward by working with development team for the first certificate of compliance for hotel and is now working on certificate of compliance for residential. This project has obtained a MassWorks Infrastructure Grant.

P-3 Tremont Crossing Project: [http://www.bostonredevelopmentauthority.org/projects/development-projects/tremont-crossing-\(p-3\)](http://www.bostonredevelopmentauthority.org/projects/development-projects/tremont-crossing-(p-3))

- Tremont Crossing is a partnership between Elma Lewis and Feldco. This is a multi-phase project with retail, commercial, residential, and a cultural space.
- It is a multiphase project including 108,000 sq ft of office; 718 units of residential in two towers with 9 additional Whittier Townhouses totaling 653,400 sq ft of residential; 405,808 sq ft of retail; and the NCAA museum which is 31,000 sq ft.
- The project has tentative designation. The PRC meeting will be held July 27th, 2017.

RSMPOC Questions and Comments

- A RSMPOC member requested an architectural mock-up for Bartlett Yard to see if there are any changes being made. The BPDA responded that it is possible to obtain updated renderings.
- In response to a clarifying question the BPDA responded Madison Tropical is in conversation with several potential tenants but no specific updates. Representation for Madison Tropical added that they are fielding a variety of inquiries for the retail space with no specifics but are in serious talks with two potential tenants including an education and tech center for youth. The corner unit is also being held for an active use like a cafe or modest size restaurant.
- A RSMPOC member asked whether a tenant has been signed for the Nubian Notion space. Representation for the property responded the existing tenant is moving two doors down and the previous tenant secured the new tenant who were approved.
- A RSMPOC member asked what avenues are being made to support small businesses of color who want to stay in the area. Specifically in regards to small-business rents, are there any subsidization for long-term tenants and also, if these rent prices are exacerbating gentrification. The BPDA responded that they are speaking regularly with Chief Barros, thinking about what policies are or can be in place to support business owners and the opportunity to grow into the community. The Office of Small Businesses is a support resource for small businesses.

- In response to a clarifying question, the BPDA responded it is in the purview of the committee to ask questions which are outside the scope of the development as it is important to make sure that the effects of development are being thought of holistically.
- A RSMPOC member asked whether there was any consideration between the Nubian Notion property owner and the previous tenant about the implications of the new tenant coming in. Representation for the property responded the decision for Nubian Notion to shut down was their decision because there was not another generation to carry on the business and were allowed to find the new tenant so they could go out on their best possible economic terms.
- A RSMPOC member asked if Building B, in reference to Bartlett Place, is all rental, condo, or mixed. Representation for the property clarified all 60 units are rental with commercial on the first floor. An opportunity for conversion to lease/ condo units would become viable in 8-10 years after refinancing.
- A RSMPOC member followed-up on a previous inquiry if the property representative reached out to long-term tenant who is in danger of losing their space. Representation of property in question responded an office staff has reached out but they would also personally reach out.
- In response to a clarifying question representation for the property in question responded as the site is developed homeownership is to increase.
- A RSMPOC member noted they would appreciate documentation, specifically for Building B, in reference to Bartlett Place, with the numbers associated with the buildings and asked if there was a place which lists these numbers. BPDA responded as these projects move forward with their various developments and milestones, it might be useful to have the phases outlined. Representation of the property followed-up stating they are unable to recount the specifics on the numbers right now. However, in regards to Building E, emphasis on homeownership has been a priority for community so units are at market rate with 15% affordable qualifying, market rate means market rate, the opposite of affordable.

Community Questions and Comments

- In response to a RSMPOC member's earlier question about support from P-3 for local entrepreneurs, it was answered that opportunities for local entrepreneurs was a top priority, so the Tremont Crossing subsidy program has been doubled up to \$80,000 for 15 years. This balance could go to more or fewer entrepreneurs. Up to \$100,000 in conjunction with the Choice Neighborhoods \$20,000.
 - A RSMPOC member followed-up asking what the range of market rent is. Representation for the development team advised that the subsidy program will be to create more opportunity for multiple local entrepreneurs.

- A RSMPOC member asked a second follow-up question whether the program money could be used for a variety of business expenses. Representation for the subsidy program responded the program money is specifically for rent.
- A RSMPOC member asked a third follow-up question regarding how many people the program could realistically support. Representation for the development team advised that the subsidy program responded would be open and flexible with the general objective to make an economic commitment to the program but they are thinking of smaller space tenants.
- A community member expressed concerns about the inability to get a clear response and responsibility for traffic and transportation issues related to the current and upcoming developments. BPDA responded specific to Bartlett Yard, stating now that it is moving into reality, getting the right people at the table is a commitment. District-wide, it is a similar level of convening various agencies to talk these concerns over. When doing strategic planning such as Plan Dudley, there are 30 departments working together and we are not at this point in our discussions. Crosswalks and stoplights come at the occupancy permitting phase. We can potentially facilitate meeting between BTDA and the community.
- A community member expressed concerns about the danger of some streets being used at cut-throughs as well as concerns for parking, increasing commute times, and the lack of a comprehensive traffic study from Dudley to Franklin Park. BPDA responded reiterating how these processes come online and that traffic is studied at a greater scale than only Roxbury and that a meeting with the transportation planner to clarify issues of traffic mitigation may be useful.
- In response to a request for an update on the supermarket in Bartlett Yard, representation for the property responded originally there was conversation with Harvest but now they may not be able to occupy the space. The goal is still to have a grocery store so there are talks with other agencies to find a good fit.
- A community member noted climate change has not been brought up in this conversation, citing one project looks to remove 60+ trees. BPDA responded while there may not always be a direct mention of climate change, climate change is still part of the process due to Article 80 which requires all projects to be reviewed under Article 37.
- A RSMPOC member asked if the 10 year traffic study is still current and noted the BTDA meeting should not be in lieu of the study requests earlier expressed by the community.
- A community member expressed in order to make Dudley a destination the most important part is ensuring arts, culture, and entertainment, asking what conversations have taken place to ensure the ability to obtain liquor licenses and similar needed licenses. A RSMPOC member

responded the need for arts, culture, and entertainment has been a part of the conversation of the committee since day one.

- A community member noted since Tremont Crossing is profoundly anchored in arts and culture there will be a screening theater, performance space, and other linking space with artwork which provides opportunities for exhibits and acquisitions. Tremont Crossing is also committed to night spots and evening spots.
- A community member expressed concerns about how old and new nightlife is going to mesh. BPDA responded concerns about nightlife are heard and there is a need to hear and think through the possible mechanisms which need to be in place to help facilitate these changes. It is an ongoing process to be mindful of and the community assisting to make it an organic creation is important.
- A community member stated Roxbury is already mega multi-cultural and that conversation surrounding new development sounds like there is a need to make something better though Roxbury already seems to be great and beautiful. BPDA responded the language of complementing is likely more appropriate than enhancing or bettering as the objective is to support those existing business by activating underused spaces around it.

Meeting Adjourned approximately 7:40pm